

011.0

0001

0004.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

USE VALUE:

4,117,000 / 4,117,000

ASSESSED:

4,117,000 / 4,117,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		PLEASANT ST, ARLINGTON

OWNERSHIP

Owner 1:	VERIZON NEW ENGLAND INC.	Unit #:	
Owner 2:	C/O DUFF & PHELPS		
Owner 3:			

Street 1: PO BOX 2749

Street 2:

Twn/City: ADDISON

St/Prov: TX Cntry: Own Occ: N

Postal: 75001 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 26,233 Sq. Ft. of land mainly classified as Ind.-Office with a Relay Bldg. Building built about 1954, having primarily Brick Exterior and 34894 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 5 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
402	Ind.-Office		26233	34,864 Sq. Ft.	Site		0	43.25	1.07 CG											1,219,478						1,219,500	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
402							26233.000		2,891,400		6,100		1,219,500		4,117,000							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 57 - Relay Bldg.				Full Bath:	Rating:			VERIZON SWITCHING STATION; FACTOR W/LOT 6.													
Sty Ht: 3 - 3 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 2 - Steel				1/2 Bath: 5	Rating: Good																
Prime Wall: 7 - Brick				A HBth:	Rating:																
Sec Wall:		%		OthrFix: 22	Rating: Good																
Roof Struct: 4 - Flat				OTHER FEATURES																	
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units:													
Color: BRICK				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Fpl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: A- - Very Good (-)				CONDOS INFORMATION																	
Year Blt: 1954	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: 18	Phys Cond: AV - Average	35.	%	Exterior:				No Unit	RMS	BRs	FL										
Prim Int Wall: 2 - Plaster	Functional:		%	Interior:																	
Sec Int Wall: 5 - Minimal	50 %			Additions:																	
Partition: T - Typical	Special:		%	Kitchen:																	
Prim Floors: 14 - Asphalt Tile	Override:		%	Baths:																	
Sec Floors:		%		Plumbing:																	
Bsmnt Flr: 12 - Concrete	Total:	35	%	Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar:				General:																	
Electric: 3 - Typical				Totals	0																
Insulation: 2 - Typical				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL					
Int vs Ext: S				Basic \$ / SQ: 80.00				Rate	Parcel ID	Typ	Date	Sale Price									
Heat Fuel: 1 - Oil				Size Adj.: 0.82865822																	
Heat Type: 3 - Forced H/W				Const Adj.: 1.06438267																	
# Heat Sys: 1				Adj \$ / SQ: 70.561																	
% Heated: 100		% AC:		Other Features: 32600																	
Solar HW: NO		Central Vac:	NO	Grade Factor: 1.61																	
% Com Wall		% Sprinkled:	0	NBHD Inf: 1.00000000																	
				NBHD Mod:																	
				LUC Factor: 1.00																	
				Adj Total: 4448378																	
				Depreciation: 1556932																	
				Depreciated Total: 2891445																	
MOBILE HOME				WtAv\$/SQ:		AvRate:															
Make: [] Model: [] Serial #: [] Year: [] Color: []				Juris. Factor:		Before Depr:	113.60														
SPEC FEATURES/YARD ITEMS				Special Features: 0		Val/Su Net:	60.82														
				Final Total: 2891400		Val/Su SzAd:	82.86														
				PARCEL ID 011.0-0001-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
85	Paving	D	Y	1	2000	A	AV	1990		4.00	T	23.2	402			6,100		6,100			
More: N	Total Yard Items:	6,100		Total Special Features:			Total:	6,100													